


STATE OF ALABAMA
SHELBY COUNTY


20130912000369600 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/12/2013 10:25:21 AM FILED/CERT

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT: That Harold Partridge and wife Jeannie Partridge, in consideration of the sum of \$ 11.15 to us in hand and other valuable considerations, paid by the Sterrett-Vandiver Water Authority, Inc. Sterrett, Alabama, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Sterrett-Vandiver Water Authority, Inc., Alabama, a Municipal Corporation, its successors and assigns forever, the right, privilege and easement to build, construct, lay and maintain any and all utility structures, including but not limited to, lines, pipes, inlets, ditches, poles, headwalls and other structures relating thereto; to construct, operate and maintain on the below described lands or in or upon all streets, roads or highways abutting said lands and to cut and trim trees, shrubbery, and to remove any obstruction on said easement that may interfere with or threaten to endanger the operation and maintenance of said lines or systems in, over, along and under that certain strip of land situated in Shelby County, Alabama, described as follows:

PERMANENT UTILITY EASEMENT

Said utility easement being contained in the following existing parcels and easement described as follows:

Parcel A

The East 456.74 feet of the North 60 feet of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East, subject to existing easement of record.

Parcel B

Commence at the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 6, Township 18 South, Range 2 East and run thence South along East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 60.0 feet to the point of beginning of said easement; thence continue South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 1206.0 feet to the centerline of a public road, being Shelby County Highway No. 43; thence 90° right and run West 20.0 feet; thence 90° right and run North 1,191.0 feet to a point which is 75.0 feet South of the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run East, parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and 60.0 feet South thereof, a distance of 40.0 feet to the point of beginning of said easement

with the right and privilege in said Sterrett-Vandiver Water Authority, Inc., its successors and assigns at all times to enter upon said land, make excavations, dig ditches and lay pipe thereon for the purpose mentioned above and the right of ingress and egress to or upon and from said land for the purpose of inspecting and making repairs to or replacement of said system or any portion or portions thereof, or constructing new systems and maintaining such systems, and generally to make such use of said land as is usual or necessary for the construction along or under the same of such systems and the maintenance and repair thereof. TO HAVE AND TO HOLD unto the said Sterrett-Vandiver Water Authority, Inc., Alabama, its successors and assigns forever.

Shelby County, AL 09/12/2013
State of Alabama
Deed Tax: \$1.00

WITNESS, our hand and seal this the 22nd day of Aug, 20 13.

Harold Partridge
Owner

Jeannie Partridge
Owner

STATE OF ALABAMA

SHELBY COUNTY



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I, the undersigned, a Notary Public in and for said County and State, hereby certify that
Harold Partridge and Jeannie Partridge

whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me acknowledged before me this day that being informed of the contents of the conveyance, (she/he/they) executed the same voluntarily on the day that same bears date.

Given under my hand this 22nd day of Aug, 20 13.

SEAL

Carol M. Fenn
Notary Public

My term expires 8/24/14

Prepared by: Utility Engineering Consultants, LLC., P. O. Box 559, Trussville, AL 35173

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Harold & Jannie Partridge
 Mailing Address 855 Crabapple Lane
Vandiver, AL 35176

Grantee's Name Sterrett-Vandiver Water System, Inc
 Mailing Address P.O. Box 220
Sterrett, AL 35147

Property Address Crabapple Lane
Vandiver, AL

Date of Sale 8/22/13
 Total Purchase Price \$ 0

or
 Actual Value \$ 1,000.00

or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other utility easement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-3-13

Unattested

(verified by)

Print Sterrett-Vandiver Water System
Mary F. Roensch, Chairperson

Sign

Mary F. Roensch
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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